

RESOLUTION 1994-55

RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF LOS GATOS  
AMENDING TRAFFIC IMPACT MITIGATION FEES AND  
RESCINDING RESOLUTIONS 1990-144 AND 1993-134

RESOLVED, the Town Council hereby establishes a traffic impact fee payable pursuant to Chapter 37 of the Town Code as follows:

- A. The fee for residential uses shall be calculated at \$600 per Average Daily Trip (ADT), except that a secondary dwelling unit with a floor area of six hundred (600) square feet or less shall be exempt from this fee.
- B. The fee for medical office use shall be calculated at \$600 per ADT for the first ten (10) trips and \$120 per ADT thereafter.
- C. The fee for all other uses shall be calculated at \$600 per ADT for the first ten (10) trips and \$60 per ADT thereafter.
- D. The Town Council may exempt housing developments for very low, low and moderate income residents (as defined by Town Ordinance, General Plan, or statute) from all or a portion of the traffic impact mitigation fee upon making a finding that the development provides a significant community benefit by meeting current needs for affordable housing. The exempted fees will be made up from other sources of revenue. Traffic mitigation fees paid by other developers will not be used to subsidize the exempted projects. Each year the Town will identify how much money is to be allocated in the Capital Improvement Program for traffic improvement projects. Additional revenue sources will be identified to cover exempted fees.
- E. Walk-in, impulse businesses, such as juice bars, yogurt shops and donut shops, which do not serve meals, shall be considered ~~Specialty Retail~~ for purposes of traffic impacts only.

- F. Traffic credit may be granted for an existing or former use. When applicable, existing or former use traffic (ADT) shall be subtracted from the project traffic prior to calculating the fee. The first ten trips of the difference will be charged at the higher \$600 per trip rate.
- G. ADT is defined as the number of average daily trips associated with an identified land use as determined or derived from the most recent edition of Trip Generation by the Institute of Transportation Engineers or a Town sponsored traffic study - whichever is less. The Town approved traffic study will be paid for by the applicant.

FURTHER RESOLVED, this Resolution rescinds Resolution No. 1990-144 and Resolution No. 1993-134.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4<sup>th</sup> day of April, 1994, by the following vote.

TOWN COUNCIL MEMBERS:

AYES: Joanne Benjamin, Steven Blanton, Linda Lubeck, Patrick O'Laughlin, and Mayor Randy Attaway.

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Randy Attaway  
MAYOR OF THE TOWN OF LOS GATOS

ATTEST:

/s/ Marian V. Cosgrove  
CLERK OF THE TOWN OF LOS GATOS

# INSTITUTE OF TRANSPORTATION ENGINEERS

## TRIP GENERATION RATES

USE	LAND USE CODE	A.D.T.	A.M. PEAK	P.M. PEAK
<b>RESIDENTIAL</b>				
Single Family Detached (1)	210	9.55	0.74	1.01
Planned Unit Development (1)	270	7.44	0.51	0.62
Residential Condominium /Townhouse (1)	230	5.86	0.44	0.55
Retirement Community (1)	250	#	0.17	0.28
Apartment (1)	220	6.47	0.51	0.63
Mobile Home Park (1)	240	4.81	0.40	0.56
<b>RESTAURANT</b>				
Restaurant (Quality)	831	96.51	0.92	7.66
Restaurant (High turnover, sit-down)	832	205.36	15.70	16.26
Restaurant (Fast food no drive-thru)	833	786.22	37.93	42.34
Restaurant (Fast food drive-thru)	834	632.12	55.56	36.53
<b>COMMERCIAL</b>				
Auto Sales (Dealer & Repair)	841	47.91	1.97	2.62
Auto Repair Center	840	#	2.40	2.87
Building Materials/Lumber Yard	812	30.56	2.11	3.27
Convenience Market (24 hour)	851	737.99	68.39	53.73
Discount Store	815	70.13	0.51	3.43
Garden Center (Nursery)	817	36.08	1.29	3.73
Hardware/Paint Store	816	51.29	1.08	4.87
Service Station (2)	844	#	10.73	15.18
Shopping Center (up to 10,000 s.f.)	820	167.59	4.19	15.14
Shopping Center (10,000 to 50,000 s.f.)	820	91.65	2.16	8.44
Shopping Center (50,000 to 100,000 s.f.)	820	70.67	1.62	6.56
Speciality Retail	814	40.67	1.50	4.50
Supermarket	850	87.82	2.01	10.34
<b>OFFICE</b>				
Single Tenant Office Building	715	11.50	1.78	1.73
General Office (up to 10,000 s.f.)	710	24.60	3.20	3.40
General Office (10,000 to 25,000 s.f.)	710	19.72	2.60	2.68
General Office (25,000 to 50,000 s.f.)	710	16.58	2.22	2.24
Medical/Dental Office	720	34.17	2.69	4.08
Business Park	770	14.37	1.62	1.48
<b>SERVICE</b>				
Bank (Walk-in)	911	140.61	4.89	17.35
Bank (Drive-Thru)	912	265.21	11.16	43.63
Savings & Loan (Walk-in)	913	30.50	0.67	2.67
Savings & Loan (Drive-Thru)	914	49.44	0.67	4.56
<b>INDUSTRIAL</b>				
General Light Industry (no commercial)	110	6.97	0.92	0.98
Industrial Park	130	6.97	0.88	0.91
Warehousing	150	4.88	0.57	0.74
Mini-warehouse (storage)	151	2.61	0.17	0.26

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USE	LAND USE CODE	A.D.T.	A.M. PEAK	P.M. PEAK
<b>MEDICAL</b>				
Hospital	610	11.77	1.07	1.22
Nursing Home (3)	620	2.60	0.19	0.17
Congregate Care Facility (1)	252	2.15	0.06	0.17
Medical/Dental Office	720	34.17	2.69	4.08

NOTE: Unless otherwise noted, trip  
generation rates are based upon  
1,000 square feet of gross floor area.

- (1) Per Dwelling Unit
- (2) Per Pump
- (3) Per Bed
- # No ITE data for  
this item